

Item 3.4: Mature Neighbourhood Overlay Review A Summary of the Project and Public Involvement Plan



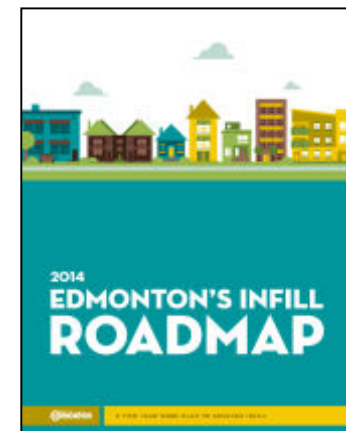
Infill Roadmap Action 17

Revise the Mature Neighbourhood Overlay of the Zoning Bylaw to:

- *Make it a more effective tool to support infill in our mature neighbourhoods,*
- *Reduce the need for variances and Class B Development Permits, and*
- *Improve the approvals process.*

This will help support more infill across the wide diversity of established neighbourhoods by continuing to:

- Encourage infill that responds to the context of a property,
- Increase predictability in the approvals process, and
- Provide more design flexibility for new housing.





Executive Committee Motions

- *That the MNO Review include consideration of attractive articulation of the front facades for semi-detached and row-housing developments.*
- *That the Review, examine how community character can be defined, considered, and/or addressed in a variety of different contexts through the land development.*
- *That the Review include consideration the building pocket question for tree preservation.*

What is the Mature Neighbourhood Overlay?

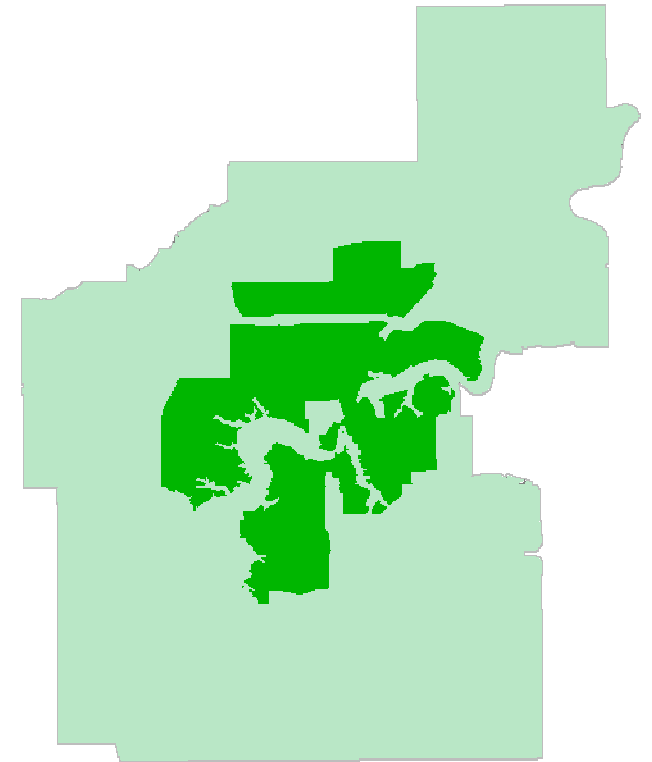
Introduced in 2001

A set of 24 modifying regulations

Stops the proliferation of suburban style homes being built to the maximum height with front driveways which required the removal of street trees.

Applied to five low-density residential zones, includes:

- (RF1) Single Detached Residential Zone
- (RF2) Low Density Infill Zone
- (RF3) Small Scale Infill Development Zone
- (RF4) Semi-detached Residential Zone
- (RF5) Row Housing Zone





Hardisty
Example
Approved:
2000
Built: 2001

Pictures Courtesy:
Pictometry Canda and
Google Streetview



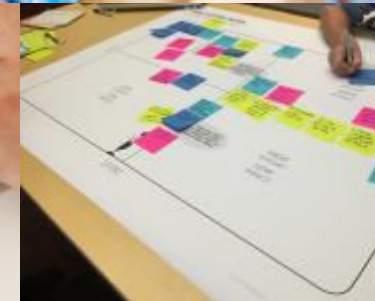
Glenora Comparison
Example
Pre-MNO Home Built: 1987
Post-MNO Home Built: 2007

Pictures Courtesy: Pictometry Canda and Google Streetview

Public Involvement

Broad range, including, Community Infill Panel, community events, educational walking tours, speaker series, public events and tradeshow, workshops

Target audiences: residents in mature neighbourhoods, infill home owners, new residents, Edmonton's youth, cultural communities, future homeowners



Mature Neighbourhood Overlay Review Timeline

- STAGE 1**
Initial project consultation
(December 2015 – February 2016)
- STAGE 2**
Reviewing regulations, educating, and perspective sharing
(January – March 2016)
- STAGE 3**
Developing solutions and building commitment
(March – April 2016)
- STAGE 4**
Preparing changes to the Overlay
(May – June 2016)
- STAGE 5**
Executive Committee, Public Hearing and communicating the changes
(July – October 2016)

Dates subject to City Council approval.



Project Phases and Timeline

1. Initial project consultation
2. Reviewing regulations, educating, and perspective sharing
3. Developing solutions and building commitment
4. Preparing changes to the Overlay, gauging support, and final revisions
5. Presentation to Executive Committee and City Council, and communicating the changes

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